

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 2, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Sarasin, Somers, Kimenker, Everett
Alternates Present: Brady, Moriarty
Absent:
Staff: Vandenbosch, Galetta

Vice Chairman Sarasin called the meeting to order at 7:00 p.m. Sarasin sat Moriarty as a voting member. Moriarty read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-43 – 52 Pearl Street; Steven Young, owner/applicant; Modify & expand addition. PIN #261914424737 – Continued

The applicant is not available to attend the hearing and requested a continuation.

HDC 12-44 – 7 West Mystic Avenue; Marjorie Heyniger, owner; John Heyniger, applicant; Roof shingles. PIN #261805292822

John Heyniger presented to the Commission for Marjorie Heyniger the owner of 7 West Mystic Avenue. The applicant is proposing the removal of 2 courses of asphalt shingles from the entire roof. They will be replaced by GAF Timberline Architectural shingles. The color proposed is charcoal. A ridge vent will be added and is planned to run along the entire roof.

The following exhibits were presented:

- Architectural shingle sample
- Photograph

Chairman Somers asked for comments in favor or against and there were none. The public hearing was closed at 7:06 p.m.

The public hearing portion of the meeting was closed at 7:07 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-43 – 52 Pearl Street

MOTION: To continue to next regularly scheduled public hearing.

Motion made by Somers, seconded by Kimenker, so voted unanimously.

HDC 12-44 – 7 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1869.

III. PRE-APPLICATION HEARINGS

Joseph Mury, the new owner of 14 Pearl Street, appeared before the Commission along with his contractor Mark Shaw. The house was built in 1836. He is proposing to tear down the existing chimney and rebuild it. The plan is to have 2 flues to accommodate a real fire-burning fireplace. The chimney will be wider at the base and at the top. The new brick will be matched as closely as possible to the current brick. A bluestone cap may also be installed. An adjacent window will remain. The Commission felt this was a good improvement and will enhance the safety of his home. The Commission requested a drawing of the proposed chimney with dimensions, materials, samples of the brick, and additional pictures for the public hearing.

Don Armstrong, Armstrong Chimney Services, appeared before the Commission regarding 8 Pearl Street which is owned by Judith Laffey. He is seeking permission to add a cap on the existing chimney. He will use a stone cap rather than stainless steel. The Commission noted stone caps are a common feature in the district. The Commission determined that this is an insignificant change and does not rise to the level of an application or public hearing.

George Brys and Melissa Ryan the owners of 2 Godfrey Street appeared before the Commission to discuss removing an existing wooden deck and replacing it with a blue stone patio with some granite sitting walls. The walls will be less than 18" in height. A hot tub will also be added in the back. The subject property has a very limited view from the Historic District. The project as planned will not be visible from the street. Additionally, walls less than 18" high do not fall under the purview of the Commission. The Commission determined they did not have jurisdiction as project area cannot be seen from the District.

Sally McGee appeared before the Commission regarding her home at 368 Noank Road. She is planning an addition to the first and second floor. The front of the addition has been set back so that it is not flush with the front of the house. The roof line drawing was discussed. The roof shingles will be matched to the existing house. The Commission noted that the plans appeared consistent with the way that many homes in the district have been added to. The existing windows will all remain. The Commission felt that the plans would require more detail when presented at a public hearing in order to show what is really intended. Some items they will need to review are the drawings with dimensions, materials for the siding and shingles, a cut-sheet for the windows, and photographs. Additionally, the exposed portion of the foundation needs to be addressed. Currently the foundation is partly brick and partly stone. Photographs of the existing foundation will help the Commission to see how much is exposed and make a better judgment regarding its treatment.

IV. PUBLIC COMMUNICATIONS

Staff distributed details of the upcoming 54-hour Mystic Drawbridge closure which list specific dates and times of the closure. Staff noted that a press release will be issued by the DOT with similar information.

Staff noted that a letter was received from the Town Clerk advising that Commissioner Everett was appointed as a regular member of the HDC.

V. APPROVAL OF THE MINUTES OF September 18, 2012

MOTION: To approve the minutes of September 18, 2012

Motion made by Somers, seconded by Sarasin, so voted unanimously.

VI. OLD BUSINESS

Commissioners Everett and Kimenker attended a workshop hosted by the Connecticut Trust for Historic Preservation in Mansfield, CT. The program included discussion of modern building materials and samples, property values in historic districts, grant programs and sources of funding. The attendees felt that there were some useful points.

Commissioner Moriarty has contacted local architects as a follow up to a discussion about using them as a resource to learn more about new building materials and energy codes. All the architects contacted were willing to come to a meeting and talk with the Commission. A date and time will need to be determined.

VII. NEW BUSINESS

The Commission discussed making modifications to previously approved applications.

VIII. ADJOURNMENT

Motion to adjourn at 8:15 p.m. made by Kimenker, seconded by Everett, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II